

## RESOLUTION NO. 2017-25

A Resolution approving the initiation of a Property Line Adjustment between the City and Jackson Family Wines, and granting an Access and Utility Easement on City owned property to Jackson Family Wines.

### RECITALS:

Jackson Family Wines (JFW) is currently working on a project to construct a winery on property adjacent to airport property west of Armory Way.

JFW has requested that the City grant an access and utility easement to allow for the construction of a circulation roadway and associated drainage facilities on the City property.

The easement area requested by JFW will eventually be public right-of-way, and the access roadway to be constructed by JFW will eventually be replaced by a future public street.

The easement request was reviewed by the McMinnville Airport Commission at their September 6, 2016 meeting, and the Commission unanimously recommended that the City Council approve the proposed easement request.

The access and utility easement, as proposed, will encumber 16,649 square feet (approximately 0.38 acres), and JFW will compensate the City \$3,200.00 for granting the easement.

Subsequent to the Airport Commission review and approval of the easement request, a discrepancy in the property line between the JFW parcel and the City owned parcel was discovered. The area in question was subject to a property line adjustment (PLA) between the City and Evergreen Helicopters in January 1987. The survey map that was a part of the 1987 PLA did not match the legal description contained in the warranty deed recorded by Evergreen Helicopters to complete the PLA.

The error results in a strip of property approximately 18' wide by 55.37' long that was intended to be City property, but remains under the ownership of JFW.

The property in question is within the area that will be future public right-of-way (and a future public street), and within the area that JFW has requested an access and utilities easement.

In order to provide for clear title of the area in question, and to accommodate the JFW easement request, a property line adjustment (PLA) between the City and JFW must be completed.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON as follows:

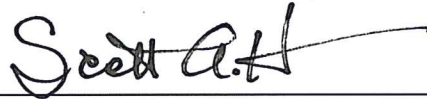
1. That the initiation of a Property Line Adjustment between the City and Jackson Family Wines is approved, and the City Manager is authorized sign the Property Line Adjustment application documents.
2. That, upon completion of the Property Line Adjustment and upon the receipt of the agreed upon compensation of \$3,200.00, the City shall grant an access and utility easement on City owned property to Jackson Family Wines, and the City Manager is authorized to sign the easement documents.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 28<sup>th</sup> day of March, 2017 by the following votes:

Ayes: Drabkin, Jeffries, Stassens, Ruden

Nays: \_\_\_\_\_

Approved this 28<sup>th</sup> day of March, 2017.



\_\_\_\_\_  
MAYOR

Approved as to form:



\_\_\_\_\_  
CITY ATTORNEY